

# Lot 27, 44-50 (even) Stricklandgate, Kendal,

Cumbria LA9 4ND

For sale by Auction on 27th March 2025 (unless sold or withdrawn prior)



# Lot 27, 44-50 (even) Stricklandgate, Kendal,

## Cumbria LA9 4ND

For sale by Auction on 27th March 2025 (unless sold or withdrawn prior)

### Property Information

#### High Yielding Freehold Retail Investment

- Entirely let to WH Smith until December 2027 (subject to option)
- Approx. 420.40 sq m (4,523 sq ft)
- Rent rebased in 2022 (from £68,900 pa)
- Prominent market square position
- Adjacent to Elephant Yard and Opposite Westmorland Shopping Centre
- Nearby occupiers include Pizza Express, McDonalds, Waterstones, Holland & Barrett, TK Maxx, Mountain Warehouse, Boots and Costa

#### Lot

27

#### Auction

27th March 2025

#### Rent

£55,000 per Annum Exclusive

#### Status

Available

#### Sector

High Street Retail

#### Auction Venue

Live Streamed Auction

#### Location

##### Miles

8 miles east of Windermere, 47 miles south of Carlisle, 70 miles north of Manchester

##### Roads

A6, A590, A684, M6 (Junction 36)

##### Rail

Kendal Rail Station

##### Air

Newcastle Airport

#### Situation

The property is located on the west side of the pedestrianised Stricklandgate in the heart of Kendal town centre. The property is situated immediately adjacent to the Elephant Yard Shopping Centre and opposite Westmorland Shopping Centre. Nearby occupiers include Pizza Express, McDonalds, Waterstones, Holland & Barrett, TK Maxx, Mountain Warehouse, Boots and Costa Coffee.

#### Tenure

Freehold.

#### Description

The property comprises a double fronted shop arranged on the ground, first and second floors.

#### VAT

VAT is applicable to this lot.

#### Octopus Bridging Loan for Buyers

Not available

#### DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

# Lot 27, 44-50 (even) Stricklandgate, Kendal,

## Cumbria LA9 4ND

For sale by Auction on 27th March 2025 (unless sold or withdrawn prior)

### Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (1)	Floor Areas Approx sq ft (1)	Tenant	Term	Rent p.a.x.
Ground First Second	Retail Ancillary Ancillary	205.40 172.40 42.60	(2,210) (1,855) (458)	WH SMITH RETAIL HOLDINGS LIMITED (2)	Approx. 5 years from 26/05/2022 until 09/12/2027 (3)	£55,000
<b>Total</b>		<b>420.40</b>	<b>(4,523)</b>			<b>£55,000</b>

(1) The floor areas stated above are those published by the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)).

(2) WH Smith is a leading global travel retailer for news, books and convenience and operating from over 1,700 stores worldwide ([www.whsmithplc.co.uk](http://www.whsmithplc.co.uk)).

(3) The lease provides for a tenant option to determine on 26/05/2026.



# Lot 27, 44-50 (even) Stricklandgate, Kendal,

Cumbria LA9 4ND

For sale by Auction on 27th March 2025 (unless sold or withdrawn prior)





# Lot 27, 44-50 (even) Stricklandgate, Kendal,

Cumbria LA9 4ND

For sale by Auction on 27th March 2025 (unless sold or withdrawn prior)





# Lot 27, 44-50 (even) Stricklandgate, Kendal,

Cumbria LA9 4ND

For sale by Auction on 27th March 2025 (unless sold or withdrawn prior)





# Lot 27, 44-50 (even) Stricklandgate, Kendal,

Cumbria LA9 4ND

For sale by Auction on 27th March 2025 (unless sold or withdrawn prior)





# Lot 27, 44-50 (even) Stricklandgate, Kendal,

Cumbria LA9 4ND

For sale by Auction on 27th March 2025 (unless sold or withdrawn prior)





# Lot 27, 44-50 (even) Stricklandgate, Kendal, Cumbria LA9 4ND

Cumbria LA9 4ND

For sale by Auction on 27th March 2025 (unless sold or withdrawn prior)



High Yielding Freehold Retail Investment

[www.acutus.co.uk](http://www.acutus.co.uk)



# Lot 27, 44-50 (even) Stricklandgate, Kendal,

## Cumbria LA9 4ND

For sale by Auction on 27th March 2025 (unless sold or withdrawn prior)



## Contacts

### Acuitus

**David Margolis**

+44 (0)20 7034 4862

+44 (0)7930 484 440

[david.margolis@acuitus.co.uk](mailto:david.margolis@acuitus.co.uk)

**Alexander Auterac**

+44 (0)20 7034 4859

+44 (0)7713 135 034

[alexander.auterac@acuitus.co.uk](mailto:alexander.auterac@acuitus.co.uk)

### Seller's Solicitors

**Blacks Solicitors LLP**

Hanover House, 22 Clarendon Road

Leeds

United Kingdom

LS2 9NZ

**Nick Dyson**

0113 227 9344

[ndyson@lawblacks.com](mailto:ndyson@lawblacks.com)

**Jennifer Gillespie**

0113 227 9307

[JGillespie@LawBlacks.com](mailto:JGillespie@LawBlacks.com)

## Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

(i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;

(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.

2024